

# 209 Melbourne Road, Rye, Vic 3941



## House For Sale

Wednesday, 17 April 2024

209 Melbourne Road, Rye, Vic 3941

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 932 m2**

**Type: House**



Brendan Adams

0359850000

**\$1,250,000 - \$1,365,000**

Surrounded by beautifully manicured gardens filled with native trees and shrubs, this impeccably maintained residence offers a serene retreat for both permanent living or rejuvenating holiday escapes. Features include: • 3 bedrooms including master complete with an ensuite for added privacy and comfort. • An additional family bathroom, ensuring convenience for all occupants. • Spacious open kitchen dining area, thoughtfully designed for gatherings and culinary delights. • A second living zone, providing versatility and space for relaxation or entertainment. • Polished floorboards throughout, exuding warmth and style. • Comfortable living ensured year-round with ducted heating and a convenient split system. • Step outside to a large decking area, perfect for outdoor entertaining or simply unwinding with friends and family. • Enjoy endless hot water with the instant hot water service. • 5.5kW solar panel system and a 5500-liter water tank and 3 storage sheds. • 5 Star Energy rating • Parking with a double carport and sealed driveway. • All set on a generous land size of approximately 932sqm, offering ample space for outdoor activities or potential future expansion. Experience the harmonious blend of natural splendour and contemporary living in this remarkable retreat. Embrace the tranquillity of living among native trees and shrubs while indulging in the luxury of modern comforts. Your secluded paradise awaits - seize this opportunity to make it yours. Visit during advertised open times or call Brendan today to arrange a private inspection.